

Market review

**ALEX
GOLDSTEIN**

& ASSOCIATES

PROPERTY CONSULTANTS
BESPOKE BUYING & SELLING

North Leeds

LOCAL MARKET ROUND UP

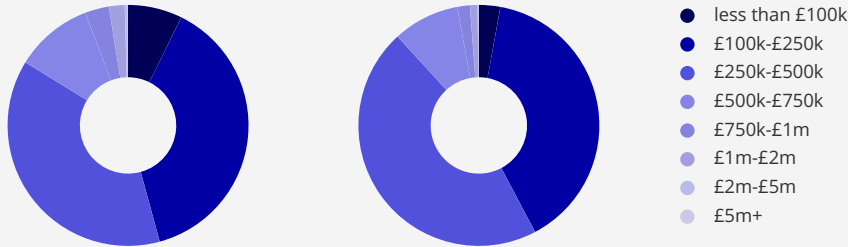


Over the last 12 full months there have been **1,914 sales** in North Leeds. This is a **9%** change on the previous 12 month period. The average sales price was **£270,086**.

Transactions by price band over the last 12 months

NATIONAL

NORTH LEEDS



Percentage of sales by property type over last 12 months



19%

Flat/Apartment



22%

Terraced



40%

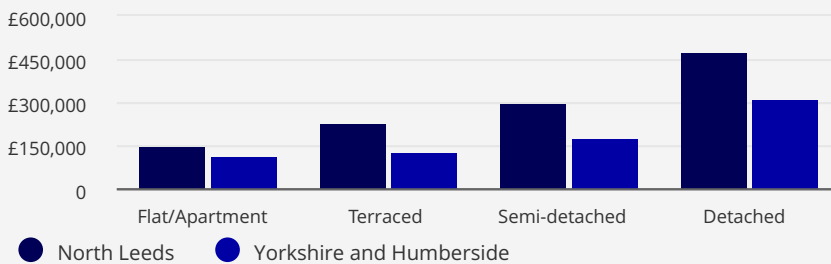
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19%

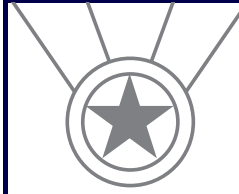
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Average prices over last 12 months



Source: Dataloft, Land Registry

THE LAST 3 MONTHS, TOP 3 TRANSACTIONS



£1,000,000

LIDGETT PARK ROAD
LS8

£985,000

WIGTON CHASE
LS17

£900,000

PARK AVENUE
LS8

HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



+13%



+31%

STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

**CHAPELTOWN ROAD,
LS7**



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If you wish to discuss your property buying or selling requirements in more detail, just let me know.

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NATIONAL MARKET



8.0% UK house price growth, year to July 2021

98,300 Transactions in August, 21% increase year-on-year

Source: ONS

Source: HMRC

OCTOBER 2021

Alex Goldstein Property Consultants bring you the latest trends in the UK's housing market with a detailed focus on our local market.

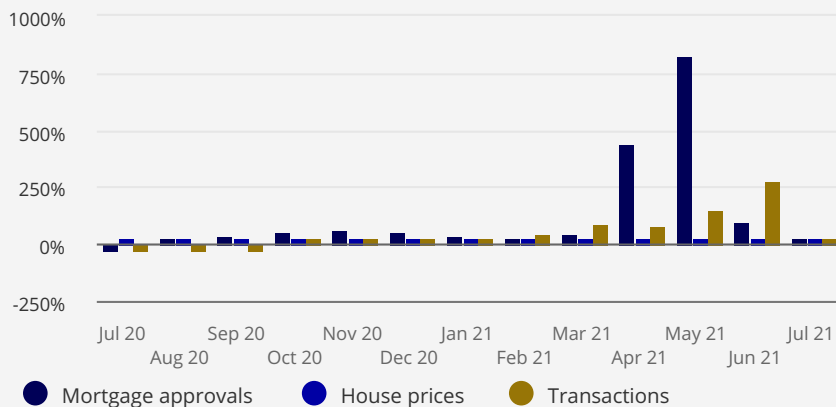
House prices

The rate of annual price growth across the UK slowed in July in all regions except Scotland. Month-on-month across the UK the average price of a property fell by 3.7%. At £255,535 the average price of a property is 8% higher than a year ago (UKHPI).

Economy

The UK economy grew by 0.1% in July, its sixth consecutive month of growth although growth slowed significantly from the 1% recorded in June. Output in the service sector remained broadly unchanged, the construction sector contracting by 1.6%.

National housing market trends



Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
NORTH LEEDS	£475,533	£296,666	£231,440	£153,299
YORKSHIRE AND HUMBERSIDE	£315,121	£175,942	£129,679	£116,245
ENGLAND & WALES	£403,889	£249,219	£205,855	£228,507

Transactions

Over 1 million property transactions have taken place across the UK in the first eight months of 2021, higher than the number of sales during the entire year last year. The HMRC estimate 98,300 sales took place in August as the final SDLT reduction draws to an end.

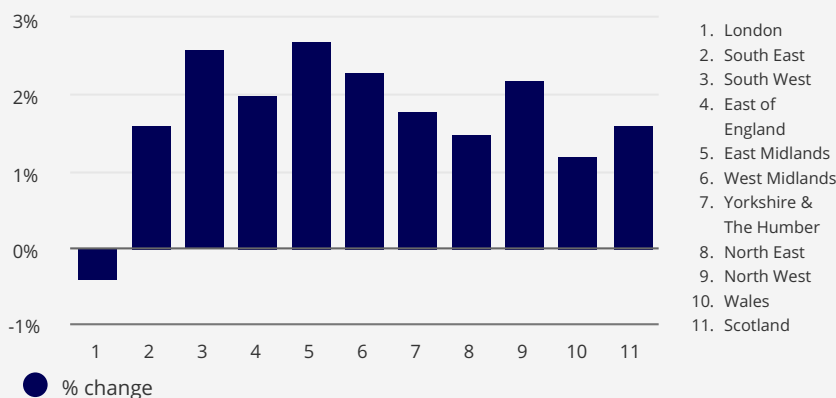
Demand

Although mortgage approvals in August were 15% lower than a year ago, at 74,453 they were 10.5% higher than the longer term (2015-2019) August average. At £21.5 billion, gross mortgage lending in August was 11% higher year-on-year (Bank of England).

Investment

Rental values are rising at their strongest pace in three years. Average values across the UK, excluding London, rose by 2.0% in the year to August (ONS). Rental values across the capital continue to buck the trend, 0.4% lower year-on-year.

Annual change in private rents to August 2021 by region



Source: Dataloft, Land Registry, Bank of England and ONS